

# ENTERPRISE BUSINESS PARK

## 1501 PERRYMAN ROAD

ABERDEEN, MARYLAND

AVAILABLE

### WAREHOUSE SPACE

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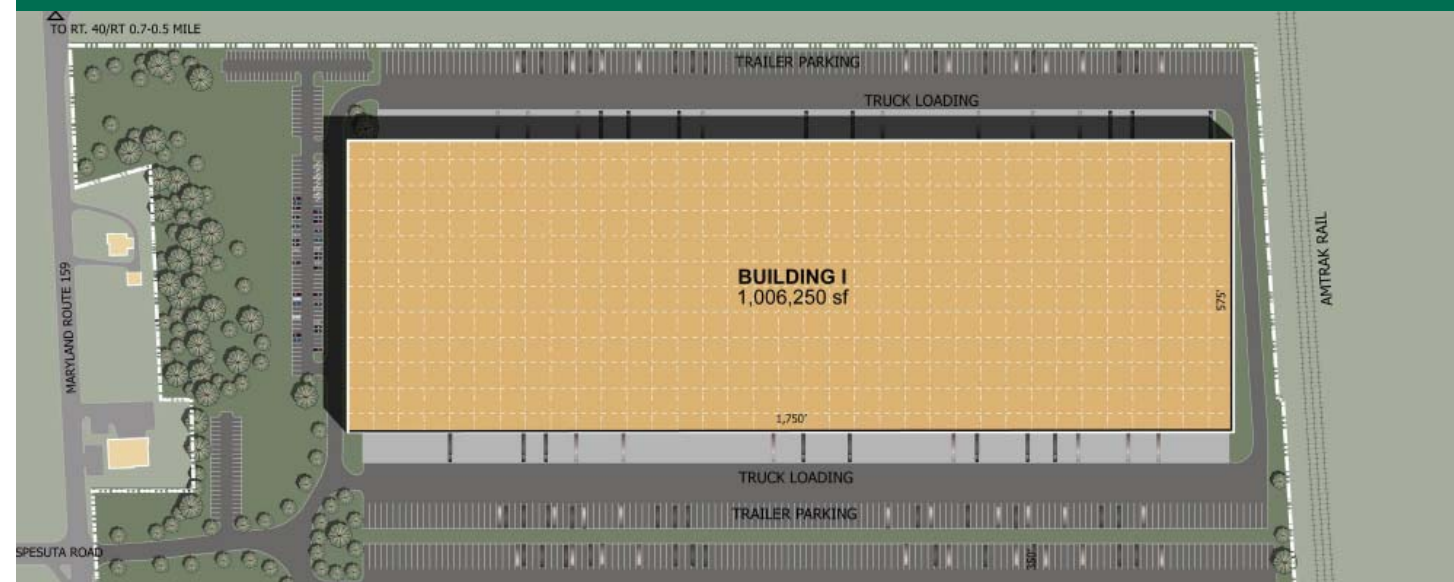
[www.cbre.com/baltimoreindustrial](http://www.cbre.com/baltimoreindustrial)

**1,583,750 Square Feet Of  
New, Class A, State Of The Art Industrial Space  
Located In The Enterprise Business Park**



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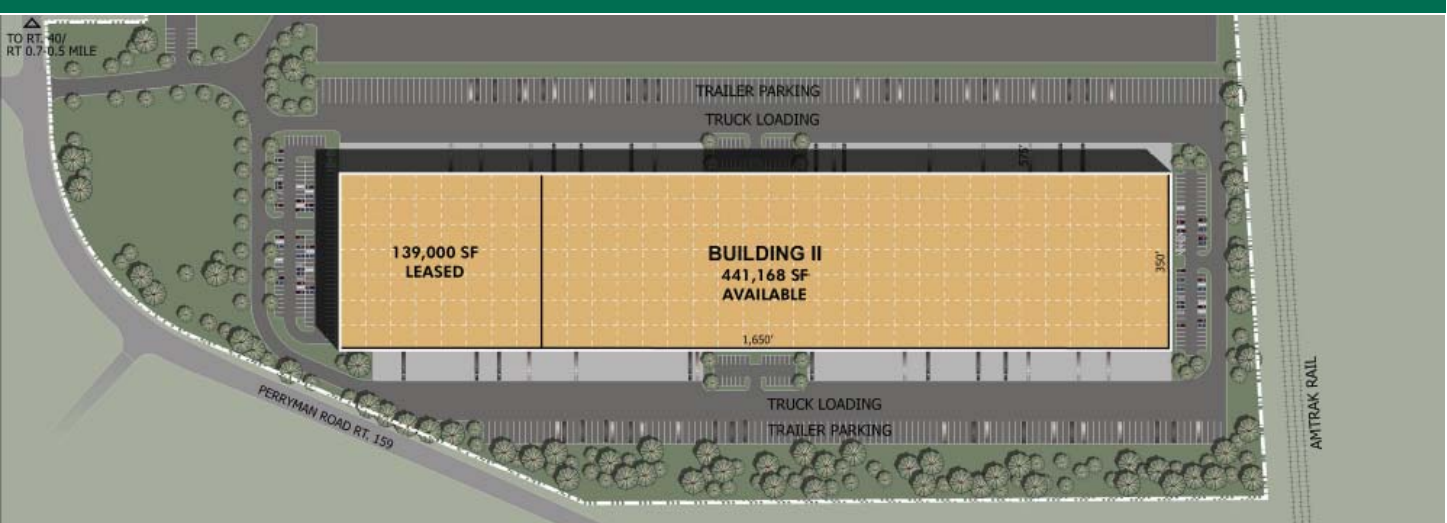
## Building One



Enterprise Business Park is located in one of the East Coast’s healthiest bulk distribution markets. Situated within the Greater Aberdeen/Havre de Grace Enterprise Zone this property offers excellent access to the Northeast Distribution Boston-Richmond Corridor (I-95) allowing for 24-hour drive times to more than one-third of the U.S. population and 35% of all manufacturers in the nation. Enterprise Business Park is permitted and entitled with rail access, heavy power and high ceilings to name just a few of the many features making this Business Park attractive to a variety of users.

Total Building Size:	1,006,250 SF	Electrical:	Service to Customer Specification
Available Office:	Build-To-Suit	Heating:	Units to Customer Specification
Land Area:	46.73 acres	Bldg Dimension:	575’ x 1,750’
Year Built:	Build-To-Suit	Column Spacing:	50’ x 50’, 50’ x 62’ at loading docks
Bldg Construction:	Concrete tilt up exterior with paint, steel columns	Loading Docks:	200 - (9’ x 10’)
Roof:	Membrane to Customer Specification	Drive-ins:	2 - (12’ x 14’)
Zoning:	GI - General Industrial	Truck Court:	140’ (South Dock) and 132’ (North Dock)
Ceiling Height:	Build-To-Suit	Parking:	292 Trailers and 212 Car Spaces
Sprinkler:	ESFR sprinkler system	Incentives:	Harford County Enterprise Zone - Greater Aberdeen/Havre de Grace
Lighting:	400 watt metal halide or to Customer Specifications		

## Building Two



Total Building Size:	560,168 SF	Electrical:	House Service: 100 amp, minimum Tenant Service: up to 3,000 amp service
Available Space:	441,168 SF	Heating:	Gas-fired Cambridge Units
Available Office:	Build-To-Suit	Bldg Dimension:	350’ x 1,650’
Land Area:	41.13 acres	Column Spacing:	50’ x 50’
Year Built:	2005	Loading Docks:	155, expandable with knockouts to 203, Flow-through configuration - (9’ x 10’)
Bldg Construction:	Concrete tilt up exterior walls, steel columns	Drive-ins:	2 - (12’ x 14’), 2 knockouts for future drive-ins
Roof:	Metal roof deck, EPDM rubber roof	Truck Court:	140’ (North & South Dock)
Zoning:	GI - General Industrial	Parking:	273 Trailers and 257 Car Spaces
Ceiling Height:	36’ clear	Incentives:	Harford County Enterprise Zone - Greater Aberdeen/Havre de Grace
Sprinkler:	ESFR sprinkler system		
Lighting:	400 watt metal halide		



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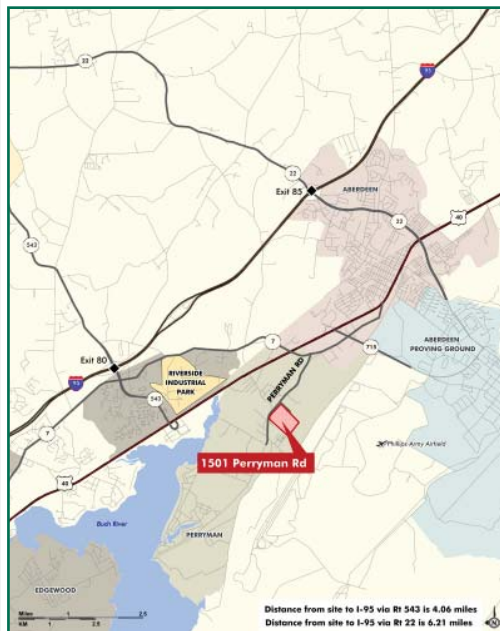
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#### LOCAL MAP



#### REGIONAL MAP



#### RADIUS MAP



#### DRIVE TIMES/DISTANCES

Baltimore/Washington Airport -	48 minutes 39.88 miles	New York City -	2 hours 41 minutes 163.93 miles
Port of Baltimore -	38 minutes 29.96 miles	Washington DC -	1 hour 24 minutes 75.53 miles
Philadelphia Intl. Airport -	1 hour 15 minutes 68.77 miles		

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